

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Fieldstone

2. Location: Route 10, Dover, Delaware

3. Parcel Identification #: 86.00-NM-00-01-31 & 32

4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Nashold Family, LP

Address: P.O. Box 286

City: Frederica

State: DE

Zip: 19946

Phone:

Fax:

Email:

6. Applicant's Name: (Equitable Owner) Woodbrook Development, L.L.C.

Address: 2 N. State Street

City: Dover

State: DE

Zip: 19901

Phone: (302) 678-3276

Fax: 678-3693

Email:

7. Engineer/Surveyor Name: Becker Morgan Group, Inc.

Address: 738 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: (302) 734-7950

Fax: (302) 734-7965

Email: gmoore@beckermorgan.com

8. **Please Designate a Contact Person, including phone number, for this Project:** Gregory V. Moore, P.E. (same as above)

Information Regarding Site:	
9. Area of Project(Acres +/-): 7.3 +/-	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A	
12. Present Zoning: RS-I	13. Proposed Zoning: BN/RM
14. Present Use: Vacant	15. Proposed Use: Commercial /Condo's
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? 15,000 ± GPD How will this demand be met? Tidewater	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County	
20. If a site plan please indicate gross floor area: 10,000 sq.ft.	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
If residential, indicated the number of number of Lots/units: 36 Gross Density of Project: 8.5 unit/acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

22. If residential, please indicate the following:
 Number of renter-occupied units:
 Number of owner-occupied units: 100%

Target Population (check all that apply):
 Renter-occupied units
 Family
 Active Adult (check only if entire project is restricted to persons over 55)
 Owner-occupied units
 First-time homebuyer – if checked, how many units 20%
 Move-up buyer – if checked, how many units 40%
 Second home buyer – if checked, how many units 40%
 Active Adult (Check only if entire project is restricted to persons over 55)

23. Present Use: % of Impervious Surfaces: 0
 Square Feet: 0
 Proposed Use: % of Impervious Surfaces: 45
 Square Feet: 143,000 sq.ft.

25. What are the environmental impacts this project will have? We do not anticipate any negative environmental impacts.

How much forest land is presently on-site? None How much forest land will be removed? N/A

Are there known rare, threatened, or endangered species on-site? Yes No Unknown

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Does it have the potential to impact a sourcewater protection area? Yes No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No Unknown at this time. A wetlands study has not been performed as of this time.

Are the wetlands: Tidal Acres
 Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No Unknown

28. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No It does not appear so, a detailed study has not been performed.

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: Collection via closed stormwater system management/ discharge via SWM ponds.

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Roadside Swale

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

31. Is open space proposed? Yes No If "Yes," how much? Acres 16,000 Square Feet +/-

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation

Where is the open space located? Centrally located

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? Will fund on-site water, sewer, utilities, and streets.

34. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

36. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 420 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than ½%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Route 10, 4 lane divided highway with shoulder.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. No connection possible due to grade change and buildout of adjacent properties.

40. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

41. Is this site in the vicinity of any known historic/cultural resources or sites Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Will this project affect, physically or visually, any historic or cultural resources? Yes No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No
 If yes, please List them:

44. Please make note of the time-line for this project: Project completion (approvals and construction) 12 – 18 months

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

 Signature of property owner or contract buyer

 Date

 Signature of Person completing form
 (If different than property owner)

 Date

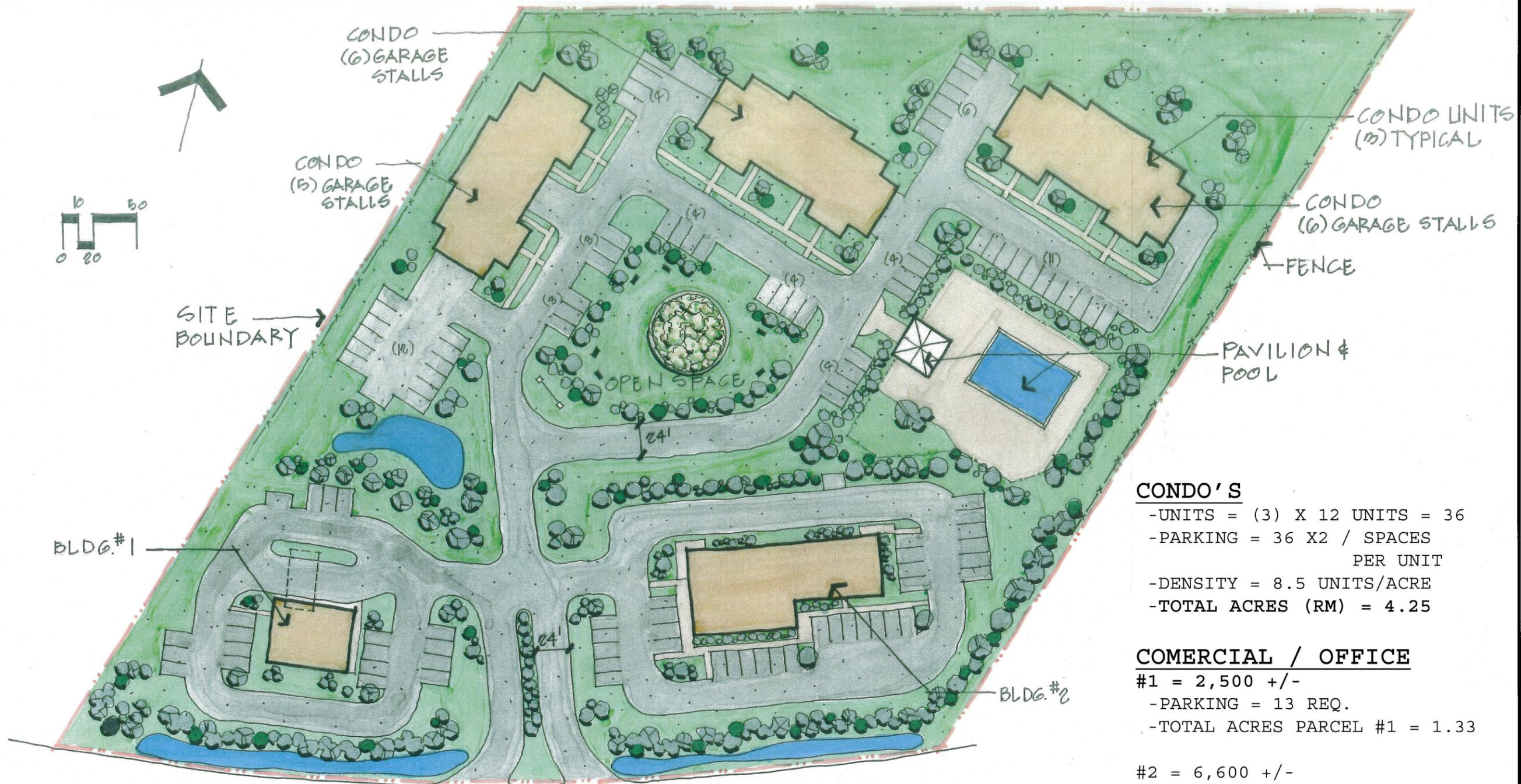
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

**FIELDSTONE
ROUTE 10
DOVER, DE**

SITE LAYOUT

PROJECT: 2004100.00
DATE: 06/29/04
SCALE: GRAPHIC SCALE
DRAWN BY: XXX

CSK-01
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CONDO'S

- UNITS = (3) X 12 UNITS = 36
- PARKING = 36 X2 / SPACES PER UNIT
- DENSITY = 8.5 UNITS/ACRE
- TOTAL ACRES (RM) = 4.25

COMERCIAL / OFFICE

- #1 = 2,500 +/-
- PARKING = 13 REQ.
- TOTAL ACRES PARCEL #1 = 1.33
- #2 = 6,600 +/-
- PARKING = 33 REQ.
- TOTAL ACRES PARCEL #2 = 1.66
- TOTAL ACRES #1 AND #2 = 2.99

FIELDSTONE

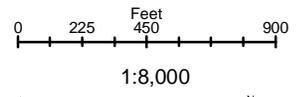
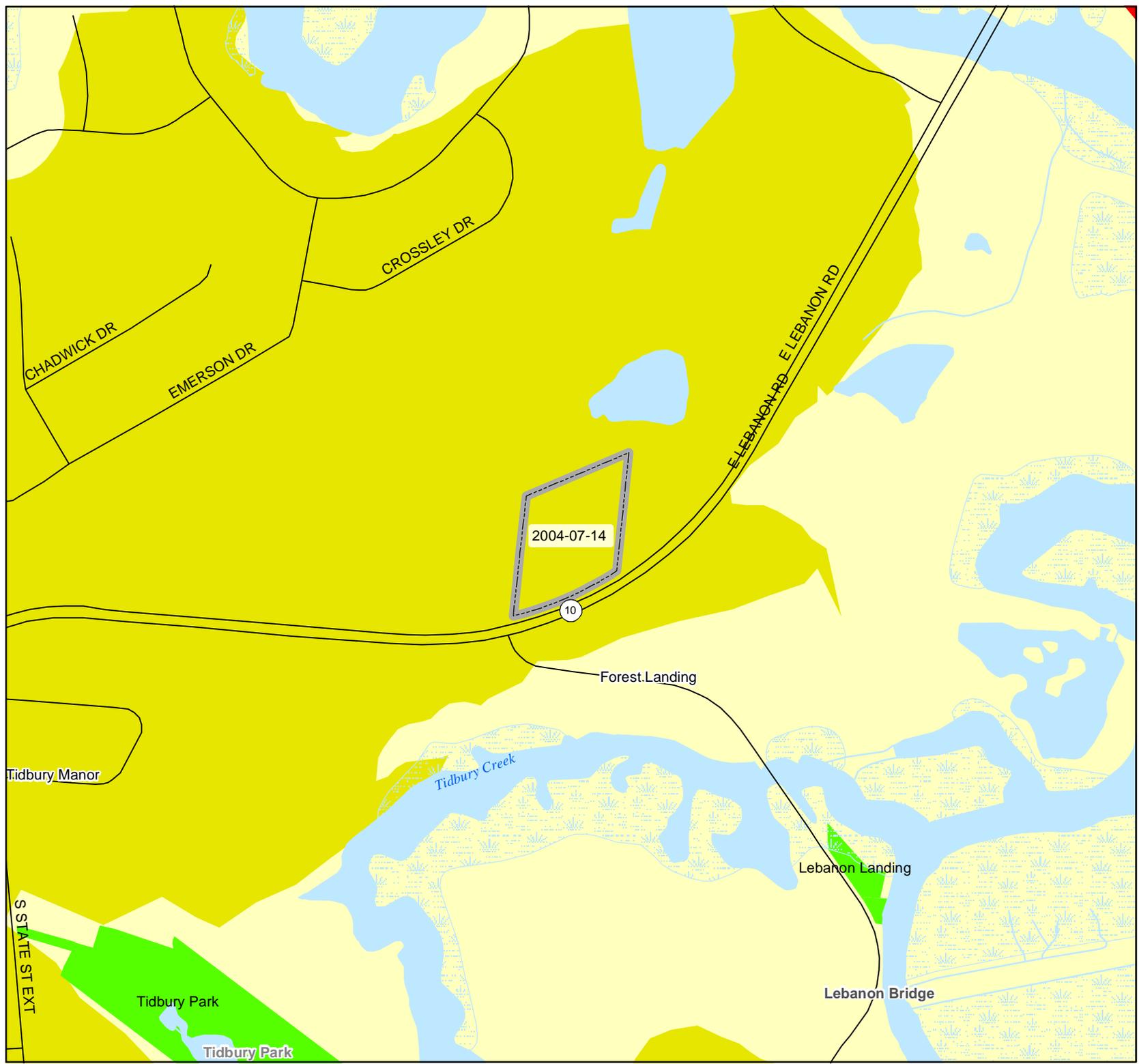
5/10/04
2004100

← ROUTE 10 →

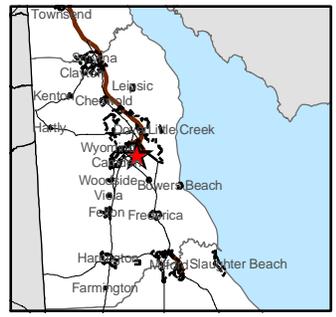
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Fieldstone
2004-06-14

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
- Rural



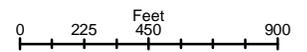
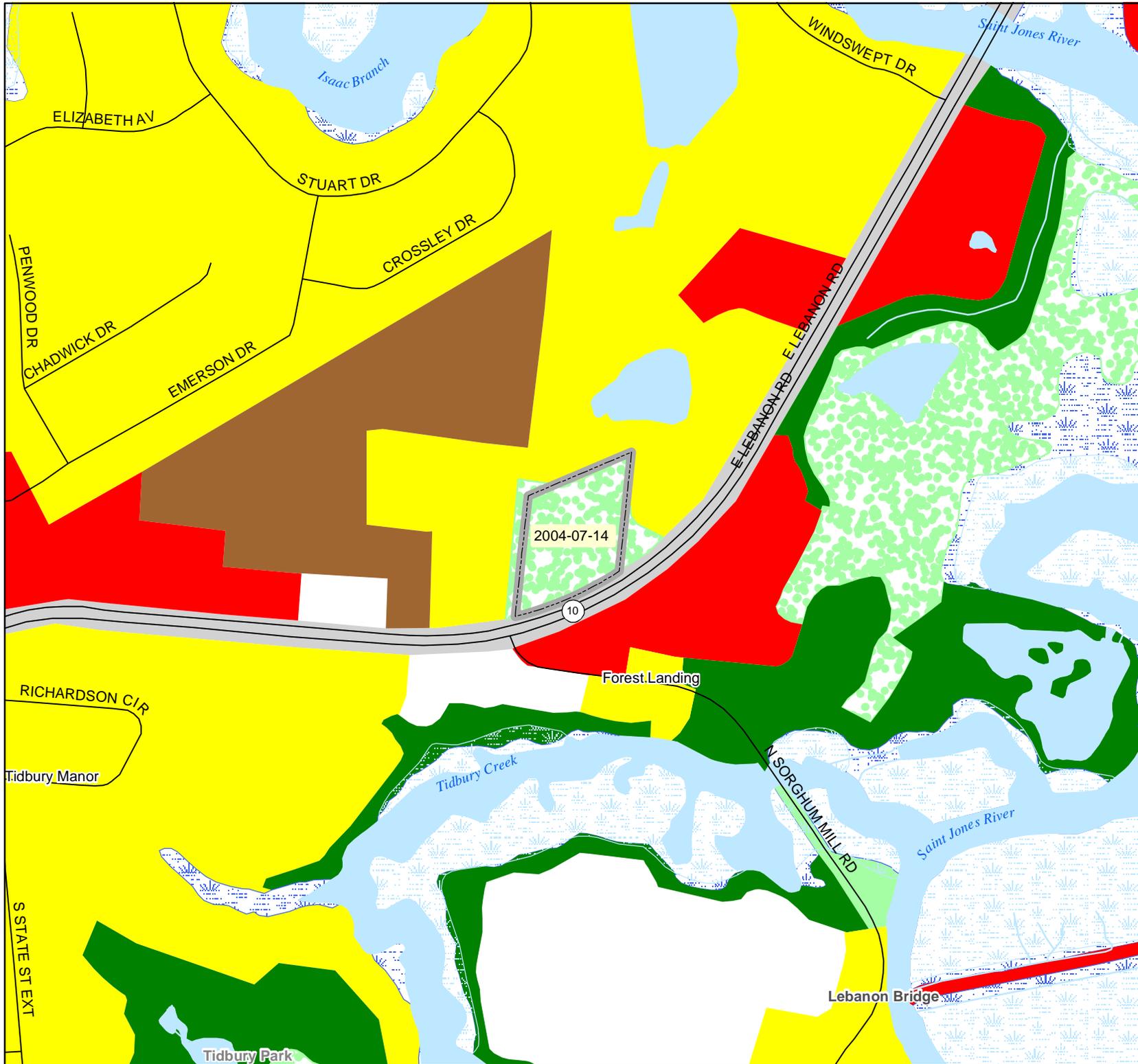
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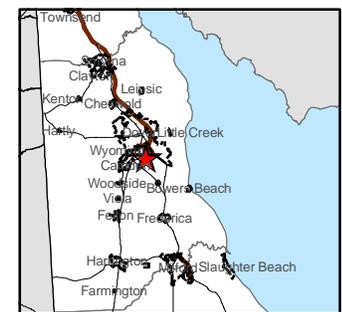
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:8,000



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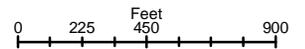


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2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:8,000



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